

## WARRANTY DEED

THIS WARRANTY DEED made and entered into this day by and between G. C. BUILDERS, INC., Grantor, and DONALD G. CARROLL and JANETH. CARROLL, husband and wife, Grantees,

## WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid by the Grantees to the Grantor, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantor does hereby grant, bargain, sell, convey and warrant, except as hereinafter set forth, unto the Grantees, as tenants by the entirety with full right of survivorship and not as tenants in common, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DESOTO, State of MISSISSIPPI, and more particularly described as follows, to-wit:

Lot 21, Edgewood Estates Planned Unit Development, First Addition, located in Section 20, Township 3 South, Range 7 West, DeSoto County, Mississippi, as recorded in Plat Book 61, Pages 32-33 in the office of the Chancery Clerk of DeSoto County, Mississippi

TO HAVE AND TO HOLD unto the Grantees, their heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following exceptions:

- 1) Taxes and assessments for the current year and subsequent years, which are not yet due and payable.
- 2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

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STATE MS.-DESOTO CO.  
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W.F. DAVIS CH. CLK.

3) Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.

IN TESTIMONY WHEREOF, witness the signature of the Grantor on this the 3rd day of September, 1999.

G. C. BUILDERS, INC.

  
GEORGE COTROS, PRESIDENT

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named GEORGE COTROS, who acknowledged to me that he/she is the PRESIDENT of the corporation known as G. C. BUILDERS, INC., and that for and on behalf of said corporation and as its act and deed he/she signed and delivered the foregoing instrument of writing on the day and year therein mentioned, he/she having been first duly authorized to do so.

GIVEN under my hand and official seal on this the 3rd day of September, 1999.

  
NOTARY PUBLIC



ADDRESS OF GRANTOR:

285 GROVE ROAD  
COLUMBIA, MS 38617  
Home: N/A  
Work: NONE

ADDRESS OF GRANTEES:

3711 SHELBY COVE  
HERNANDO, MISSISSIPPI 38632  
Home: 901-349-0445  
Work: 662-349-0445

PREPARED BY AND RETURN TO:  
HOLCOMB DUNBAR, P.A.  
P. O. BOX 190  
SOUTHAVEN, MS 38671-0190  
(601) 349-0664

FILE# 899797\STD